

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

54 MORLEY STREET GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 3/38 ACACIA STREET GLENROY VIC 3046  | \$620,000 | 21-Jul-25 |
| 1/10 LEONARD AVENUE GLENROY VIC 3046 | \$620,000 | 18-Jun-25 |
| 3/70 HILDA STREET GLENROY VIC 3046   | \$600,000 | 30-Jul-25 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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### 3/38 ACACIA STREET GLENROY VIC 3046

 2  2  1

Sold Price

**\$620,000**

Sold Date

**21-Jul-25**

Distance

**1.68km**



### 1/10 LEONARD AVENUE GLENROY VIC 3046

 2  2  1

Sold Price

Sold Date

**18-Jun-25**

Distance

**1.15km**



### 3/70 HILDA STREET GLENROY VIC 3046

 2  2  1

Sold Price

**\$600,000**

Sold Date

**30-Jul-25**

Distance

**0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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